



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA TUESDAY, SEPTEMBER 16, 2008

Time & Place: 6:00PM,
Council Chambers, City Hall,
2nd Floor, One Civic Square,
Carmel, IN 46032

Agenda Items:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements, & Department Concerns
- H. Public Hearings

NOTICE: An executive session of the Carmel Plan Commission Executive Committee will be held on Tuesday, Sept. 16, in the Caucus Room at City Hall, One Civic Sq., Carmel, IN 46032, at 7:00 PM, or immediately following the regular meeting of the Plan Commission, whichever is later. The purpose is for the discussion of strategy with respect to pending litigation, as authorized under Indiana Code section 5-14-1.5-6(b)(2)(B).

1H. Docket No. 08060017 Z: North Meridian Heights Rezone, Amended

The applicant seeks approval to rezone approximately 27.37 acres from the S-2/Residence to the OM/MU- Old Meridian Mixed Use and to the B-6/Business zoning classification within the US 31 Overlay. The site is located at 131st St. and Catherine Dr, east of US 31. Filed by Steve Hardin of Baker & Daniels, LLC for Browning Associates, LLC.

2H. Docket No. 08070018 PP: The Legacy Domain

The applicant seeks primary plat approval for 33 lots on 5.46 acres. The site is located at the northeast corner of Community Dr. and Cherry Creek Blvd. and is zoned PUD/Planned Unit Development. Filed by Nick Churchill of Pittman Partners.

3H. Docket No. 08080003 OA: Amendment, Contributing Buildings

The applicant seeks approval to amend Zoning Ordinance Chapter 23D.02.B.5, *Old Town District Overlay Zone*, in order to prevent the demolition of contributing building in Old Town without consent of the Director. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

4H. Docket No. 08080016 OA: Amendment, Carmel Clay Schools; Partial Exemption

The applicant seeks approval to add Zoning Ordinance Section 28.08: *Carmel Clay Schools; Partial Exemption*, in order to lay out approval requirements and procedures for new facilities and buildings proposed by the Carmel Clay Schools. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

- 5H. TABLED to OCT. 21: Docket No. 08060014 PP: 1800 West Subdivision**
~~The applicant seeks primary plat approval for 2 lots on 1.88 acres. The site is located at 1800 W 106th St. and is zoned S 1/Residence. Filed by Lance Ferrell of Banning Engineering for 1800 106th Street Partners, LLC.~~
- 6-7H. TABLED to OCT. 21: Docket No. 08070022 DP Amend/ADLS: St. Vincent Sports Performance Center**
~~The applicant seeks site plan and design approval for a sports performance/training/ physical therapy center and medical offices and seeks zoning waiver approval for: **Docket No. 08070023 ZW ZO 27.01: required parking spaces**~~
The site is located at 13400 N Meridian St. and is zoned B 6/Business within the US 31 Overlay, as well as OM/MM—Old Meridian District, Mixed Medical. Filed by Pat Shea for BremnerDuke Healthcare Real Estate.
- 8H. TABLED to OCT. 21: Docket No. 08050034 Z: Meadows Three PUD**
~~The applicant seeks approval to rezone 7± acres to PUD/Planned Unit Development for a dog park, chapel, and single family homes. The site is located at 212 W 136th St. (on the Monon Trail) and is zoned R 1/Residence, partially within the US 31 Overlay. Filed by Ron Bussell of Meadows Three, LLC.~~

I. Old Business

- 1-3I. Docket No. 08070012 PP Amend: Old Meridian Plaza (RA Franke, Lot 8)**
The applicant seeks primary plat amendment, subdivision waiver, and zoning waiver approvals for 2 lots.
Docket No. 08070013 SW SCO 6.05.01 lot without frontage
Docket No. 08070014 ZW ZO 20G.05.04(C) building orientation
The site is located at 12863 Old Meridian St. and is zoned OM/MU- Old Meridian, Mixed Use. Filed by Ersal Ozdemir of Keystone Group, LLC.
- 4I. Docket No. 08060018 ADLS: Old Meridian Plaza – Building 2 (RA Franke, lot 8A)**
The applicant seeks design approval for Building 2, a 1-story office building. The site is located at 12863 Old Meridian St. and is zoned OM/MU- Old Meridian, Mixed Use. Filed by Ersal Ozdemir of Keystone Group, LLC.

J. New Business

- 1J. TABLED to OCT. 21: Docket No. 08060016 ADLS: St. Vincent Heart Center Helipad.**
~~The applicant seeks approval for a helipad. The site is located at 10330 North Meridian Street and is zoned B6/Business, within the US 31 Overlay District. Filed by Paul Clendenen of St. Vincent Health, Inc.~~

K. Adjournment